

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Waltham

Single-Family Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	35	43	+ 22.9%	273	293	+ 7.3%
Closed Sales	36	30	- 16.7%	240	265	+ 10.4%
Median Sales Price*	\$670,500	\$709,375	+ 5.8%	\$663,000	\$720,000	+ 8.6%
Inventory of Homes for Sale	35	25	- 28.6%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	28	25	- 10.7%	31	25	- 19.4%
Percent of Original List Price Received*	101.2%	101.5%	+ 0.3%	100.1%	103.3%	+ 3.2%
New Listings	40	33	- 17.5%	322	335	+ 4.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

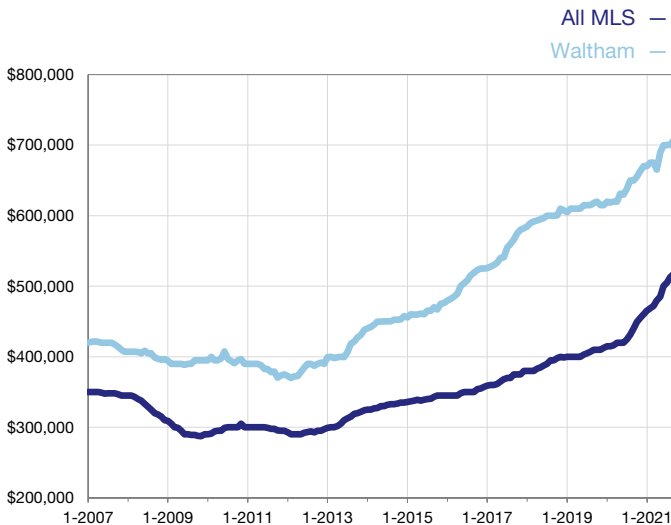
Condominium Properties

Key Metrics	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	21	26	+ 23.8%	208	270	+ 29.8%
Closed Sales	19	21	+ 10.5%	194	268	+ 38.1%
Median Sales Price*	\$486,000	\$565,000	+ 16.3%	\$545,825	\$554,500	+ 1.6%
Inventory of Homes for Sale	44	17	- 61.4%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--
Cumulative Days on Market Until Sale	48	32	- 33.3%	44	36	- 18.2%
Percent of Original List Price Received*	98.5%	99.3%	+ 0.8%	98.6%	100.8%	+ 2.2%
New Listings	31	18	- 41.9%	267	278	+ 4.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

